



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF SEPTEMBER 11, 2019 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Ally Dewji Roger Wheelock	Robert Schindelka Graeme Verhulst
ABSENT:	Tim Cottrell, David Van Stolk, Bev Windjack, Cst. Greg Shaw (non-voting)	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Janany Nagulan, Planner/ Recording Secretary	
COUNCIL LIAISON:	Councillor Meagan Brame Councillor Jacob Helliwell (regrets)	

I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 3:05 p.m.

II. LATE ITEMS

No late items

III. APPROVAL OF AGENDA

Moved by Ally Dewji, seconded by Robert Schindelka: That the agenda be approved as circulated. **Carried Unanimously**

IV. ADOPTION OF MINUTES – July 10, 2019

Moved by Ally Dewji, seconded by Graeme Verhulst: That the Minutes of July 10, 2019, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

(1) REZONING APPLICATION

874 Fleming Street

[PID 000-546-437, Lot B (DD 237133)], of Lots 79 and 89, Suburban Lot 44, Esquimalt District, Plan 2854]

James Munro, Director of Real Estate Development, and Carly Abrahams, Development Manager, Greater Victoria Housing Society [GVHS], Paul Hammond, Architect, Low Hammond Rowe Architects, and Olivia Lyne, Landscape Architect, Ladr Landscape Architects, presented an overview of the rezoning application for 874 Fleming Street, presented a PowerPoint presentation and responded to questions from the Committee. The presentation provided an overview of the Greater Victoria Housing Society, described the property location and context of the building within the neighbourhood. Discussion included site features, the positioning of the building and protection of a significant arbutus tree. Building features were clarified including density, height and type of units proposed in the building and landscaping.

Committee comments included (*summarized response in italics*):

- What will Fleming Street be like when the development is completed? *The Engineering department staff will work with Greater Victoria Housing Society to develop Fleming Street.*
- Does the frontage rendering represent what we will likely see? *Yes*
- Please provide clarity of the pedestrian circulation. *There are direct pathways that are paved with direct bus access. There is access in and out of the parkade and bicycle racks available for visitors.*
- Is the parking located at the front intended for visitors? *Yes*

- Is the pathway on your property? *No, it is a registered laneway that belongs to the municipality.*
- Is there lighting on the pathway at night? *Currently there is lighting on a portion of the pathway.*
- There is currently a community garden on the property. Are there any plans to maintain the garden in the new building? *Intention is to have stand alone planters on the two south west patios to be available for residents.*
- Is Greater Victoria Housing Society targeting a particular group? *Yes, a mix of families and seniors.*
- Is there a transition plan for the current residents of the building? *Yes, will be moving residents to other GHVS buildings.*
- Will there be a covenant put in place for the proposed bonus amenity[s]? *Yes, we are expecting to register a covenant.*
- What standard is being used for the accessible units? *BC Housing Standards.*

RECOMMENDATION

Moved by Graeme Verhulst, seconded by Robert Schindelka: That the Esquimalt Design Review Committee recommends that the application for Rezoning, authorizing a 21 metre [6 storey], 137 unit, multiple family residential, affordable rental, building sited in accordance with the Site Plan provided by Low Hammond Rowe Architects and incorporating height and massing consistent with the architectural plans provided by Low Hammond Rowe Architects both stamped "Received June 17, 2019", detailing the development proposed to be located at 874 Fleming Street [PID 002-900-246, Lot B, Section 10, Esquimalt District Plan 25267] be forwarded to Council with a recommendation for approval as it provides a valuable amenity in affordable housing and follows the design guidelines. **Carried Unanimously.**

(2) DEVELOPMENT PERMIT APPLICATION

880 A Esquimalt Road

[PID:013-004-247, Lot 2 Section 11, Esquimalt District, Plan 47946]

Andrea Scott, Lovick Scott Architects, provided an overview of the Development Permit Application for 880 A Esquimalt Road, presented a PowerPoint Presentation and responded to questions from the Committee. The presentation described the proposed changes to the exterior façade of the existing Tim Hortons Building on the property.

Committee comments included (*summarized response in italics*):

- Are there any changes to the landscape plans? *No, nothing is being changed outside of the building envelope.*
- Landscaping of the area would help with the beautification process of Esquimalt Road.
- Esquimalt Road needs to be more pedestrian friendly.

RECOMMENDATION

Moved by Ally Dewji, seconded by Robert Schindelka: That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the change to the form and character of the existing commercial building as per colour elevations provided by Lovick Scott Architects stamped "Received July 26, 2019", located at 880 A Esquimalt Road [PID: 013-004-247; Lot 2 Section 11, Esquimalt District, Plan 47946] be forwarded to Council with a recommendation for approval with the following conditions: That the applicant work with staff to review the landscaping at the front of the building and enhance the pedestrian environment meeting the current and future needs of Esquimalt Road. **Carried Unanimously.**

VI. **NEXT REGULAR MEETING**
Wednesday, October 9th, 2019

VII. **ADJOURNMENT**
The meeting adjourned at 3:53 p.m.



CHAIR, DESIGN REVIEW COMMITTEE
THIS 13th DAY OF NOVEMBER, 2019

CERTIFIED CORRECT



CORPORATE OFFICER